

RENTAL MARKET REPORT

Kitchener and Guelph CMAs

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- The average vacancy rate in the Kitchener CMA moved lower to 1.8 per cent. In the Guelph CMA, the average vacancy rate moved higher to 2.3 per cent.
- A number of factors which include a younger population, immigration, employment and less movement of renters to homeownership contributed to the change in rental demand.
- Rental housing demand will increase slightly in 2009. The vacancy rate will edge lower to 1.6 per cent in the Kitchener CMA and to two per cent in the Guelph CMA.

Figure 1

The 2008 apartment vacancy rate for the Kitchener CMA is: 1.8%

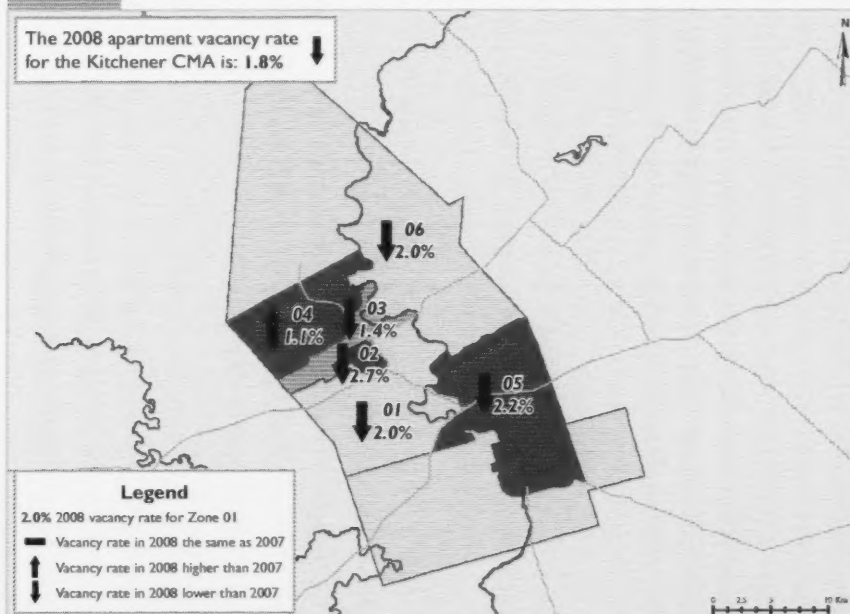


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Minimal Changes in Rental Demand in Kitchener and Guelph

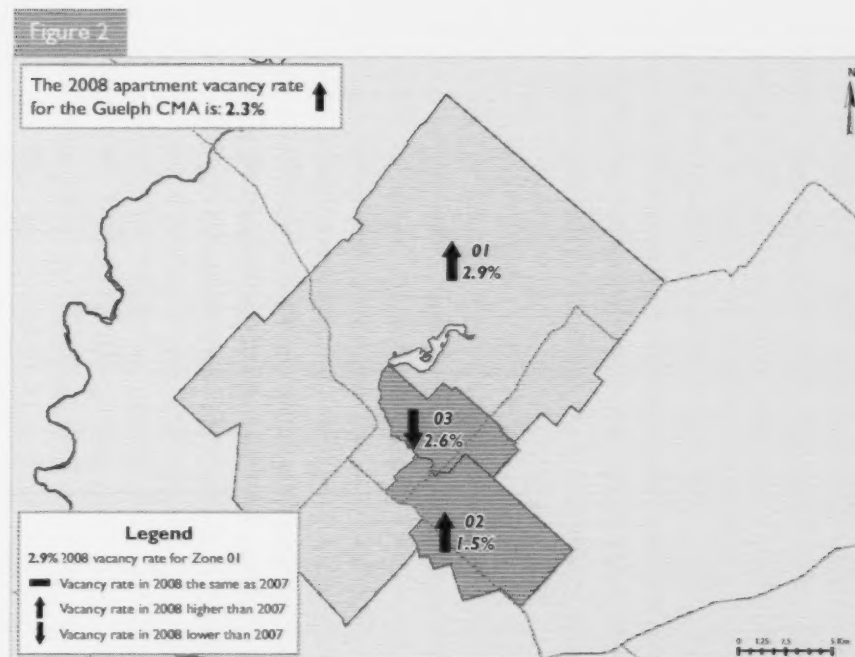
Vacancy Rate Lower in Kitchener/Higher in Guelph

Demand for rental apartments in the Kitchener and Guelph CMAs moved in opposite directions. A small increase in demand contributed to a decline in the average vacancy rate for privately initiated rental apartments in the Kitchener CMA to 1.8 per cent from 2.7 per cent in 2007. In the Guelph CMA, demand eased and the vacancy rate increased to 2.3 per cent from 1.9 per cent last year. Although higher, the vacancy rate this year was still well below the levels seen in the five-year period between 2002 and 2006 when the vacancy rate averaged close to 3.3 per cent.

A number of factors, both demographic and economic, contributed to the changes in rental demand. In both Kitchener and Guelph, these factors include a younger population, strong immigration, youth employment, little employment growth and less movement of renters to homeownership.

Lower First-time Buyer Demand

Many renter households took advantage of low mortgage rates throughout this decade and the longer amortization periods after 2006 and as a result, pent-up demand is largely satisfied and fewer renter households are planning



to buy a home. House prices continue to rise and are discouraging some renter households from moving into homeownership. Some renter households may delay their home purchase as a consequence and remain in their rental accommodation for a longer period.

This lower first-time buyer demand is more pronounced in the Kitchener CMA as the difference between owning a home and renting an apartment is higher. In the Guelph CMA, steady job creation coupled with low borrowing costs enabled a lower but steady movement of first-time buyers into home ownership.

Population Characteristics Affect Demand

A young population, a high level of immigration and declining household size contributed to the increased rental demand this year in the

Kitchener CMA. These factors also kept demand in the Guelph CMA at a relatively strong level.

According to the 2006 Census, the Kitchener and Guelph CMAs have young populations compared to the Ontario average. Younger households are more likely to rent than older age groups. A large student population and a strong high-tech sector have contributed to the high youth presence and strong demand for rental housing. As well, many young people who gain full-time employment will move out of their parental home into rental accommodation. In the Kitchener CMA, while overall employment for those aged 15-24 has fallen, more than 1,200 full-time jobs in this age group have been created in the CMA in the last year encouraging youth household formation. In the Guelph CMA, while overall employment for those aged 15-24 has declined marginally, full-time jobs in

this age group have fallen, limiting the formation of youth rental households.

In the 12 months ending June 30, 2007, more than 3,000 immigrants made their new home in the Kitchener CMA. Due to a high employment rate and relatively more affordable home prices and rents compared to the GTA, immigrants find the Kitchener CMA an attractive place to live. A large proportion of persons new to Canada will initially rent as it takes time to gain employment, establish a credit rating and save for a down payment.

Smaller household size added to the demand for rental housing. According to the 2006 Census, one-person, lone-parent and couples without children households increased at a higher rate than couples with children households. A higher percentage of these smaller-sized households rent. The oldest baby-boomers are now in their sixties and many are looking to downsize. Renting is a viable option.

Resilient Local Economies

The local area economies have remained resilient despite uncertainty in global financial markets and a weak US economy.

Although job growth has slowed in the Kitchener CMA, employment has remained at a high level. Job uncertainty and less confidence in the economy have delayed some renter households' decision to purchase a home. However, for the first three quarters of 2008, employment in the Kitchener CMA grew by 2.4 per cent compared to the same period in 2007. All of the job gains were in full-time employment. While the goods-producing sector contin-

ues to be a drag on the local economy, the services sector continues to add jobs.

In the Guelph CMA, employment has remained at a high level with job growth of more than six per cent in the first ten months of this year compared to the same period in 2007. With strong job growth in the 25-44 and 45-64 age groups, some renter households in these age groups were able to purchase a home.

Condominium Apartment Completions

Condominiums are a more affordable type of housing compared to single-detached homes and are a viable alternative to renting for first-time buyers. More than 80 condominium apartments were completed in the Guelph CMA this year. First-time buyers and empty-nesters, who may otherwise have rented an apartment, are attracted to this type of ownership housing. In the Kitchener CMA, only 50 condominium apartments were completed in the same period.

Rent Growth Below Inflation

The percentage change of average rent from fixed sample is 0.9 per cent for a two-bedroom apartment in the Kitchener CMA and 1.6 per cent in the Guelph CMA. This measure is strictly based on structures that were common to the survey sample for both the 2007 and 2008 surveys. For the Kitchener CMA, this increase was well below the Residential Tenancies Act (RTA) guideline for 2007 of 1.4 per cent. As well, this increase was below the inflation rate. In the Guelph CMA this increase was slightly above the

RTA guideline for 2007, but below the inflation rate.

Rental Supply Declines In Kitchener

At 174, the number of purpose-built rental apartments completed in the Kitchener CMA since June 2007 was somewhat lower than usual. Over the last five years, the number of new rental apartments completed has averaged about 650 annually. Despite this additional supply, the private rental apartment universe decreased by 184 units because some apartments were converted to other uses. With more than 800 rental apartments under construction currently, completions next year will be more in line with the longer-term average.

No purpose-built rental apartments were completed in the Guelph CMA since June 2007. As a result, the private rental apartment universe remained unchanged this year.

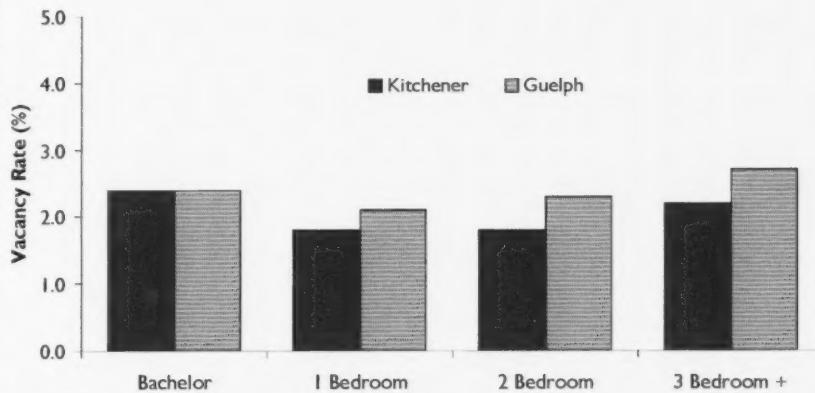
Low Vacancy Rates for One and Two-Bedroom Apartments

The vacancy rate for all bedroom types of rental apartments decreased in the Kitchener CMA

The majority of private rental apartments are one and two-bedroom units. These two unit types accounted for 93 per cent of the total apartment rental universe and have the lowest vacancy rate at 1.8 per cent. The one-bedroom apartment vacancy rate edged lower to 1.8 per cent from 2.2 per cent a year ago, while the two-bedroom apartment vacancy rate declined more significantly from 2.9 per cent to 1.8 per

Figure 3

Vacancy Rate Lowest in One-Bedroom Apartments



Source: CMHC Rental Market Survey

cent A more than 100 unit decline in the supply of two-bedroom apartments combined with increased rental demand pushed the vacancy rate down to this level, the lowest since 2001. The widening gap between the average principal and interest payment for a resale home and the average two-bedroom rent has impacted some renters' interest in moving into homeownership. With the more diverse financing options available after 2006, many first-time buyers were able to enter the resale market earlier than would normally have been expected, resulting in lower demand for homeownership from current renters.

The vacancy rate for one and two-bedroom rental apartments increased in the Guelph CMA. These two unit types accounted for 92 per cent of the total apartment rental universe. Although the one-bedroom vacancy rate jumped to 2.1 per cent this year from 1.1 per cent last year, this type of unit had the lowest vacancy rate for all bedroom types. The two-bedroom vacancy

rate edged higher to 2.3 per cent from 2.1 per cent.

Lowest Vacancy Rate in Waterloo

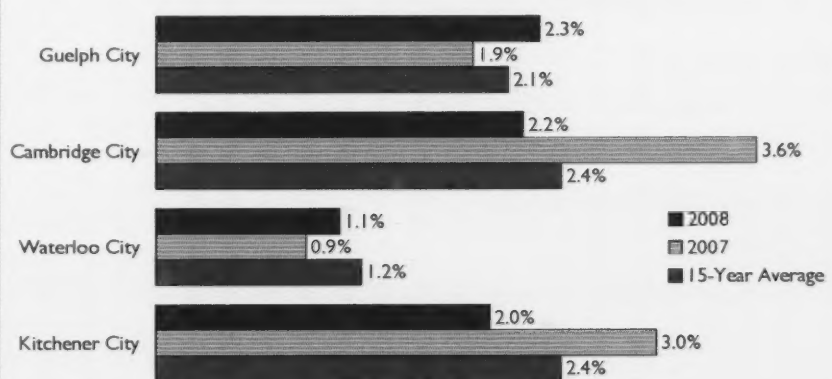
Although the City of Waterloo had the lowest apartment vacancy rate in the Kitchener CMA, demand declined this year. The vacancy rate increased to 1.1 per cent from 0.9 per cent last October. The contin-

ued strong demand for rental housing in Waterloo came from the large university population and young employees in the high-tech sector. The slightly lower demand in Waterloo may be attributed to a higher increase in average rents in Waterloo compared to other municipalities in the CMA, as well as the fact that rents in Waterloo for all bedroom types except bachelor are the highest in the CMA.

The vacancy rate in the City of Kitchener (Zones 1 – 3) declined to two per cent from three per cent last October. More than 60 per cent of the total rental supply in the CMA is concentrated in the City of Kitchener. Kitchener City average rents for one and two-bedroom apartments are lower than in both Waterloo and Cambridge. Within the City of Kitchener, the vacancy rate was the lowest in Kitchener West (Zone 3). Demand for rental accommodation in the City of Cambridge (Zone 5) strengthened this year as the vacancy rate declined to

Figure 4

Tighest Rental Market in Waterloo City



Source: CMHC Rental Market Survey

2.2 per cent from 3.6 per cent last October as rent-up periods for newer buildings were completed. The average rent for two-bedroom units in Cambridge declined this year attracting renters to this type of unit.

Although Guelph South (Zone 2) had the lowest vacancy rate in the Guelph CMA, demand declined this year. The vacancy rate increased to 1.5 per cent from 0.6 per cent last October. Slightly less than 40 per cent of the total rental supply is concentrated in this zone. The continued strong demand for rental housing came from households associated with the university. The slightly lower demand in Zone 2 may be attributed to a higher increase in average rents compared to other municipalities in the CMA, as well as the fact that rents in Guelph South for all bedroom types except bachelor are the highest in the CMA.

Lowest Vacancy Rate for Newer Buildings in the Kitchener CMA

Vacancy rates declined for buildings of all ages in the Kitchener CMA. Buildings built in 1990 and later recorded the lowest vacancy rate at 0.9 per cent. Although average rents are higher in these newer buildings, renters are willing to pay more for the amenities that these buildings offer. The vacancy rate is highest in buildings built before 1960 despite the lowest average rents.

Vacancy rates increased for buildings of all ages in the Guelph CMA, except for those built between 1975 and 1989. Buildings built in this period recorded the lowest vacancy rate at 1.6 per cent. Although average rents

for one and two-bedroom units are higher in these buildings, renters are willing to pay more for the amenities that these buildings offer. The vacancy rate is highest in buildings built between 1960 and 1974. Apartments in these buildings make up 57 per cent of the universe. Only 1.5 per cent of private rental apartments in the Guelph CMA are in buildings built in 1990 or later.

Larger Buildings in Demand

The vacancy rates for apartments, regardless of the size of the building, decreased this year in the Kitchener CMA. Mid to high-rise buildings are the most appealing to renter households this year. Although average rents are higher in these buildings, increased amenities outweigh the added expense. The lowest vacancy rate was for buildings with 100 to 199 units, where the vacancy rate declined to 0.8 per cent. The vacancy rates for all unit types in

buildings of this size declined significantly. Buildings with 50 to 99 units and 200+ units also had vacancy rates below the CMA average.

In the Guelph CMA, the vacancy rate for apartments in all size of buildings increased this year, except for buildings with 20 to 49 units. These low-rise buildings recorded a vacancy rate of 0.8 per cent, down from two per cent last year. The vacancy rate for buildings of this size in Guelph South was only 0.2 per cent this year. The highest vacancy rates were in buildings with less than 20 units despite the lowest overall rents.

High End Vacancy Rates Lower

Although vacancy rates declined for apartments in all rent ranges in the Kitchener CMA, the vacancy rate for high-end apartments was the lowest this year. The vacancy rate for apartments with rents in excess of \$1,000 declined to 1.1 per cent from 2.8 per cent last year. Two-bedroom

Figure 5

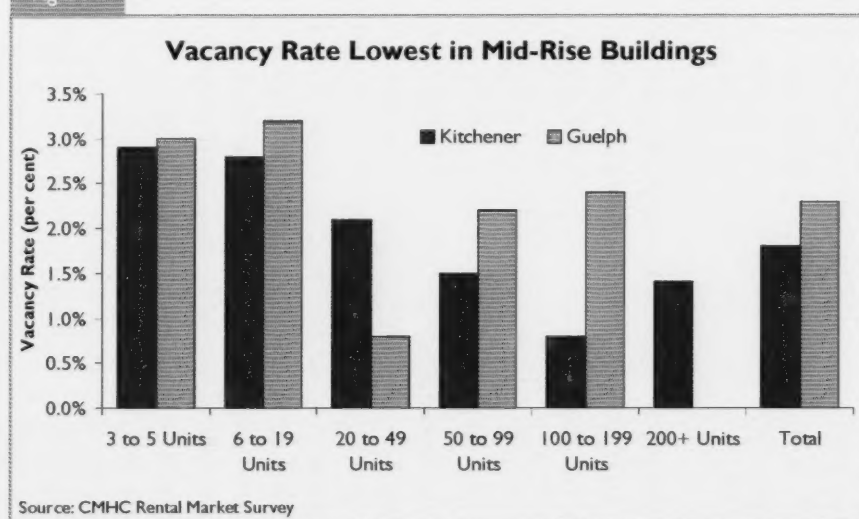
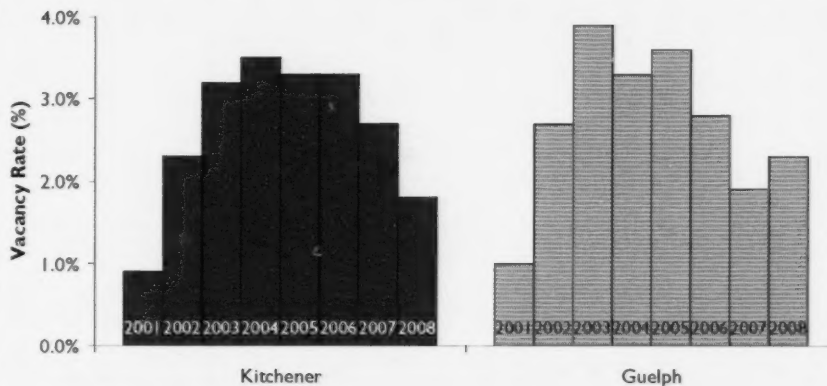


Figure 6

Rental Market Tightens in Kitchener, But Not in Guelph

Source: CMHC Rental Market Survey

units in these higher end buildings recorded a vacancy rate of one per cent, down from 3.1 per cent last year. Compared to 2007, fewer rental households in these high end units moved to homeownership. The vacancy rate was highest for units with rents below \$700.

In the Guelph CMA, vacancy rates varied by rent range. The lowest vacancy rates were for apartments at either end of the rent range scale. Apartments with rents below \$600 had the lowest vacancy rate of 1.1 per cent, followed by apartments with rents in excess of \$1,000. The highest vacancy rate was for apartments with rents between \$800 and \$899.

Availability Rate Lower in Kitchener, Higher in Guelph

In line with vacancy rates, the availability rate moved lower in the Kitchener CMA. According to CMHC's Rental Market Survey, 4.3

per cent of rental apartments were considered available for rent in October, down from 4.9 per cent last year. There were fewer apartments available for rent this year and less turnover.

The availability rate refers to the percentage of apartments that are either vacant or for which the existing tenant has given or has received notice to move and for which a lease has not been signed by a new tenant. The availability rate provides a broader supply measure of what a landlord has available to market to prospective tenants. By definition, availability rates are always higher than vacancy rates.

Except for units with at least three bedrooms, the availability rate moved higher in the Guelph CMA. In the Guelph CMA, 4.5 per cent of rental apartments were considered available for rent in October, up from 3.4 per cent last year.

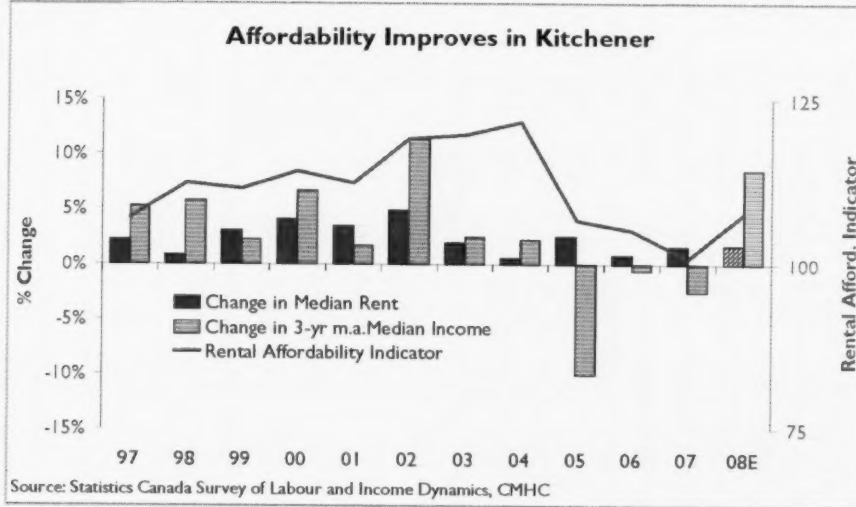
Townhouse Vacancy Rate Declines

The vacancy rate for privately-initiated rental townhouses in both the Kitchener and Guelph CMAs declined this year. As witnessed by the decline in existing home sales, fewer rental households are leaving their townhouses to buy a home. The percentage change of average rent from fixed sample for three or more bedroom townhouses was 0.9 per cent in the Kitchener CMA and 0.6 per cent in the Guelph CMA. As existing home prices have risen by more than seven per cent in Kitchener and three per cent in Guelph in the last year, the gap between owning an average priced resale home and renting a townhouse has increased. Also adding to demand for townhouses are rental apartment households moving to these larger units, as well as immigrant families new to the CMA.

Affordability Indicator

According to CMHC's rental affordability indicator, affordability in Kitchener's rental market increased this year. The rental affordability indicator in Kitchener stands at 108 for 2008, up from 101 in 2007. The 2007 indicator was the lowest level of affordability Kitchener has seen in the thirteen years for which the indicator is available. The rental affordability indicator is not available for Guelph due to a lack of required data for that centre.

Figure 7



Rental Market Outlook: 2009

Rental housing demand will increase slightly in 2009. The vacancy rate will edge lower to 1.6 per cent in the Kitchener CMA and to two per cent in the Guelph CMA.

In the Kitchener CMA, demand for rental accommodation in 2009 will be boosted by immigration, rental household growth and little movement into homeownership. Migrants will continue to be attracted to the CMA due to its relatively stronger economy compared to other Ontario CMAs.

On balance, population will increase by 2,500 next year due to international migration. Immigrants represent more than 50 per cent of the net population increase due to migration. They tend to rent when they first move to Canada. Due to the expected lower job growth and uncertain economic conditions, more renter households will delay their plans to move into homeownership.

Although the gap between average rent and average mortgage carrying cost will narrow somewhat in 2009, the number of rental households will continue to grow. In the Kitchener CMA, with few new condominium

apartments being built, younger, downsizing and aging households have little alternative but to rent.

On the supply side, with more than 800 rental apartments under construction in the Kitchener CMA, rental completions will be more in line with the historical average in 2009. This increased supply will partially offset the higher demand.

In the Guelph CMA, although 177 rental apartments are currently under construction, no new rental apartments will be completed by next October. With higher demand and no new supply, the rental market will tighten. On the other hand, with more new condominium apartment completions next year, some renter households will be able to move to ownership housing in this more affordable type of housing. As well, due to less than optimistic job prospects, some youth will remain in their parental home longer.

With the vacancy rate in both CMAs expected to be below its 20-year average in 2009, there will be slightly more room to raise rents. In both CMAs, rent increases in 2009 will be in line with the Residential Tenancies Act guideline for occupied units of 1.8 per cent.

National Vacancy Rate Decreased in October 2008

The average rental apartment vacancy rate in Canada's 34 major centres¹ decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary (\$1,148), Vancouver (\$1,123), Toronto (\$1,095), and Edmonton (\$1,034), followed by Ottawa (\$995), Kelowna (\$967), and Victoria (\$965).

The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières (\$505), Saguenay (\$518), and Sherbrooke (\$543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants.

The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

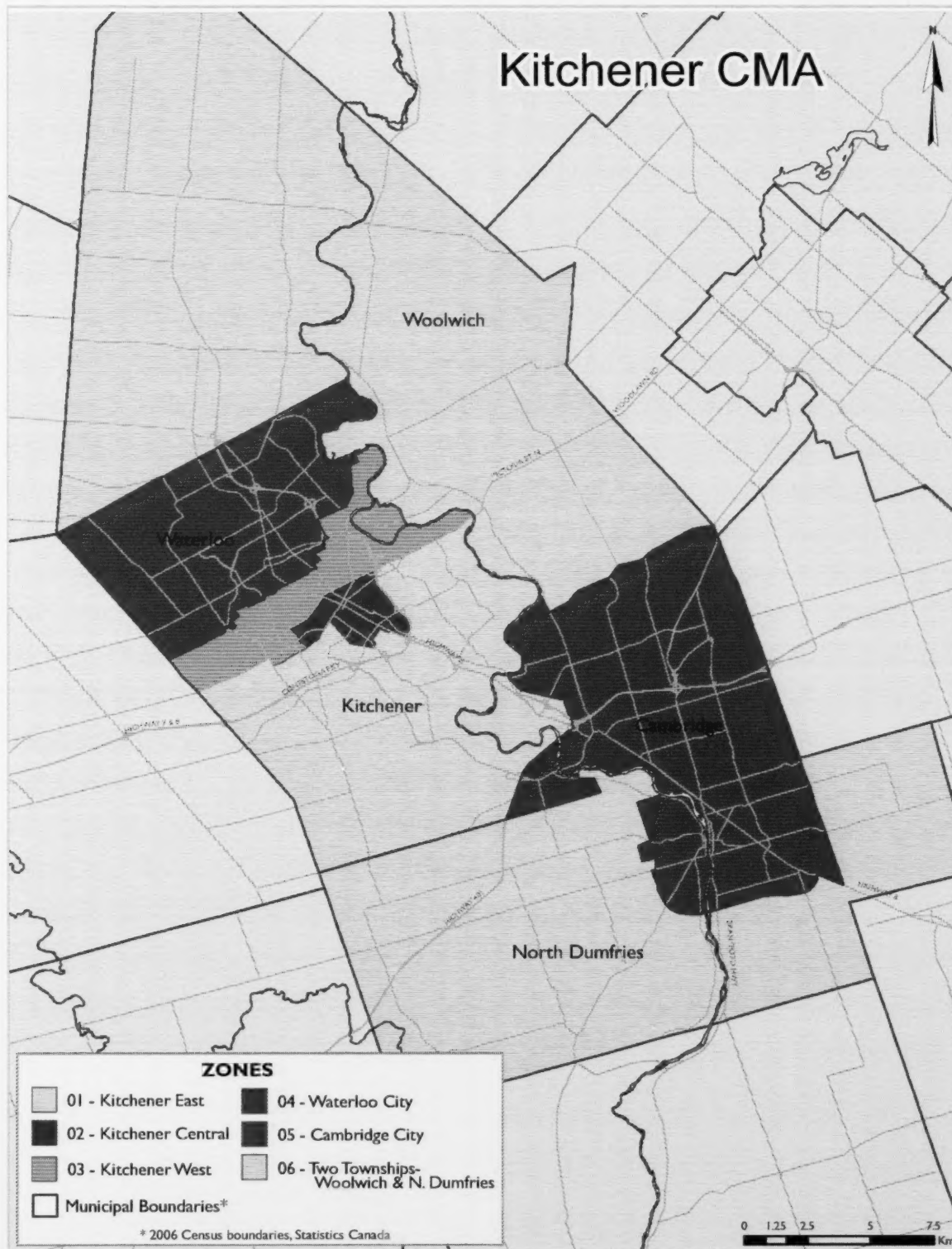
CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

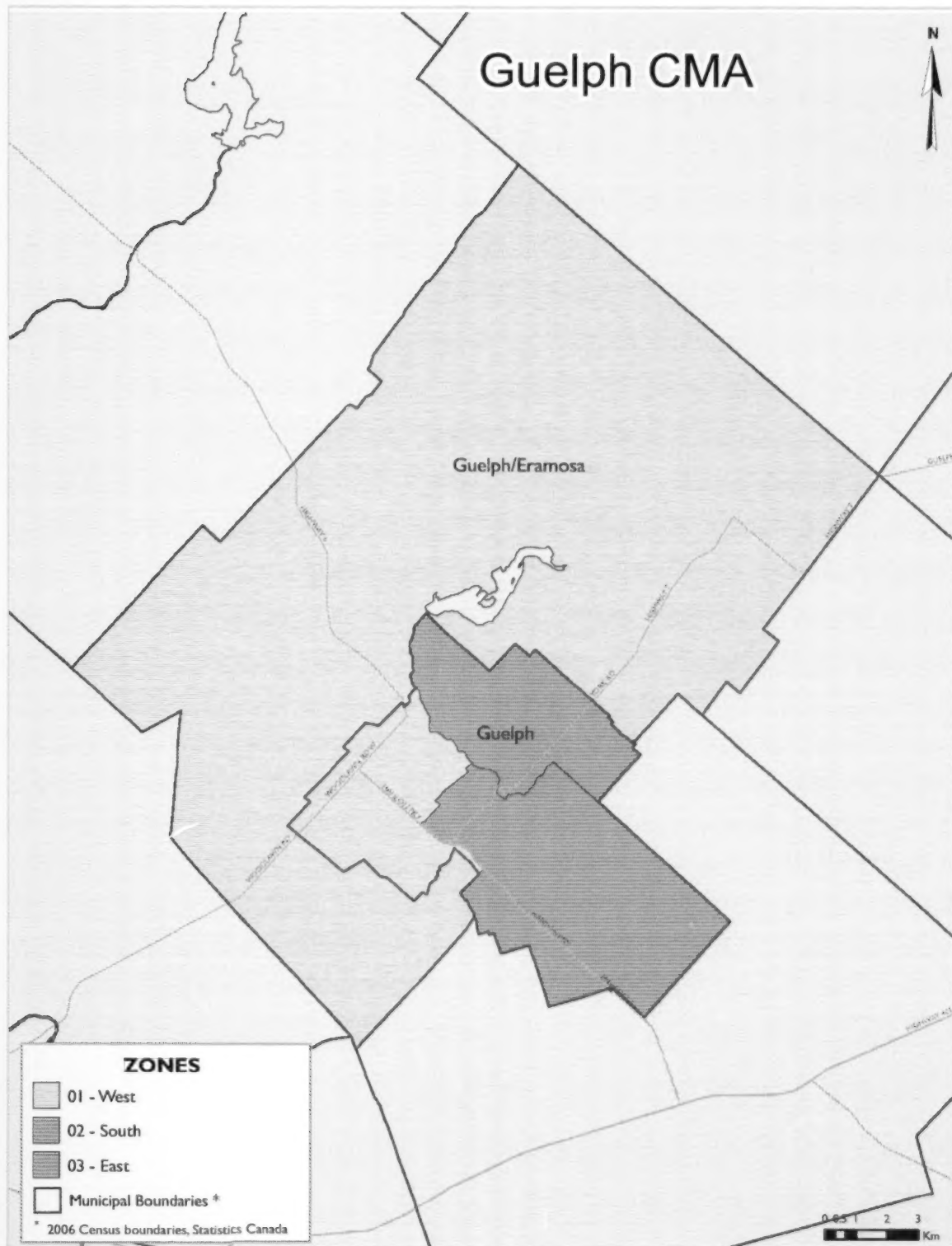
The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto (\$1,625), Vancouver (\$1,507), and Calgary (\$1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average

monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	2.6	2.2

¹ Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.





RMS ZONE DESCRIPTIONS - KITCHENER CMA	
Zone 1	Kitchener East - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	Kitchener Central - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	Kitchener West - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
Zones 1-3	Kitchener City
Zone 4	Waterloo - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	Cambridge - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	Two Townships - Woolwich: Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); N. Dumfries: Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
Zones 1-6	Kitchener CMA

RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	West - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00, 0014.00 and 0015.00. Description: Part of Guelph City south of the Speed River and west of Norwich/Suffolk/Paisley and part of Guelph-Eramosa township south of Jones Baseline.
Zone 2	South - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: Part of Guelph City south of the Eramosa and Speed Rivers and east of Norwich/Suffolk/Paisley.
Zone 3	East - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01, 0013.02 and 0100.00. Description: Part of Guelph City north and west of the Eramosa and Speed Rivers and part of Guelph-Eramosa Township north of Jones Baseline.
Zones 1-3	Guelph CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$)
- 4.1.3 Rental Condominium Apartments - Average Rents (\$)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	3.6 d	0.9 a	2.1 a	1.7 a	3.7 b	2.2 a	3.0 b	2.4 a	3.2 a	2.0 a
Zone 2 - Kitchener (Central)	**	4.8 d	3.4 b	2.8 a	3.7 b	2.4 a	0.0 c	3.3 a	3.6 b	2.7 a
Zone 3 - Kitchener (West)	**	**	1.7 a	1.5 b	2.7 a	1.3 a	3.0 c	1.3 a	2.3 a	1.4 a
Kitchener City	3.6 c	2.2 b	2.2 a	1.8 a	3.4 a	2.0 a	2.8 a	2.3 a	3.0 a	2.0 a
Zone 4 - Waterloo City	1.0 d	**	1.1 a	1.6 c	0.5 a	0.7 a	**	2.2 c	0.9 a	1.1 a
Zone 5 - Cambridge City	**	**	3.4 c	1.8 b	3.7 b	2.4 b	**	**	3.6 b	2.2 a
Zone 6 - Two Townships	0.0 a	0.0 a	2.9 a	3.9 a	6.9 a	1.1 a	**	**	5.2 a	2.0 a
Kitchener CMA	3.5 c	2.4 b	2.2 a	1.8 a	2.9 a	1.8 a	3.4 c	2.2 a	2.7 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	553 b	572 b	686 a	691 a	795 a	807 a	954 a	947 a	764 a	775 a
Zone 2 - Kitchener (Central)	536 b	509 b	669 a	693 a	866 b	899 b	1,226 d	1,153 d	768 a	792 b
Zone 3 - Kitchener (West)	560 b	607 a	719 a	721 a	825 a	835 a	907 a	1,032 a	779 a	790 a
Kitchener City	551 a	559 a	692 a	701 a	813 a	828 a	952 a	974 a	769 a	782 a
Zone 4 - Waterloo City	550 b	597 b	688 a	750 a	866 a	909 a	1,021 b	1,119 b	807 a	862 a
Zone 5 - Cambridge City	531 a	541 a	692 a	718 a	845 b	837 a	826 a	861 a	798 a	803 a
Zone 6 - Two Townships	523 a	545 a	625 a	639 a	731 a	736 a	**	**	693 a	700 a
Kitchener CMA	548 a	561 a	690 a	712 a	829 a	845 a	940 a	978 a	781 a	800 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	2 a	274	46 a	2,781	133 a	6,016	15 a	635	196 a	9,705
Zone 2 - Kitchener (Central)	8 d	174	32 a	1,173	37 a	1,541	2 a	73	80 a	2,961
Zone 3 - Kitchener (West)	**	161	30 b	1,953	37 a	2,750	2 a	150	71 a	5,014
Kitchener City	14 b	609	108 a	5,907	207 a	10,307	19 a	858	347 a	17,680
Zone 4 - Waterloo City	**	86	25 c	1,603	24 a	3,465	4 c	184	56 a	5,337
Zone 5 - Cambridge City	**	68	22 b	1,252	74 b	3,105	**	203	100 a	4,628
Zone 6 - Two Townships	0 a	6	4 a	103	2 a	181	**	**	6 a	296
Kitchener CMA	18 b	768	159 a	8,864	306 a	17,058	27 a	1,251	510 a	27,941

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	5.1 c	4.4 b	3.9 a	4.0 a	5.8 a	4.8 a	4.6 b	6.1 b	5.2 a	4.7 a
Zone 2 - Kitchener (Central)	**	7.6 c	6.6 b	4.5 b	6.7 b	5.5 a	0.0 c	6.6 b	6.7 b	5.2 a
Zone 3 - Kitchener (West)	4.6 c	5.5 d	3.2 b	3.7 b	5.0 a	3.5 b	5.9 c	2.7 c	4.4 a	3.6 a
Kitchener City	6.1 b	5.6 b	4.3 a	4.0 a	5.7 a	4.6 a	4.6 b	5.6 b	5.2 a	4.5 a
Zone 4 - Waterloo City	**	**	3.9 c	3.8 c	2.7 a	2.7 a	**	5.0 c	3.3 b	3.3 b
Zone 5 - Cambridge City	**	**	5.0 b	4.6 b	5.8 b	4.8 b	**	4.0 d	5.8 b	4.7 b
Zone 6 - Two Townships	0.0 a	16.7 a	3.9 a	3.9 a	7.5 a	1.7 a	**	**	5.9 a	2.7 a
Kitchener CMA	5.5 b	6.0 b	4.3 a	4.1 a	5.2 a	4.2 a	5.9 b	5.2 b	4.9 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Kitchener (East)	**	++	1.6 a	1.7 a	1.3 a	1.4 a	1.7 c	1.0 a	1.8 a	1.1 a
Zone 2 - Kitchener (Central)	**	**	++	1.6 c	++	1.9 c	**	**	++	1.8 b
Zone 3 - Kitchener (West)	**	0.6 b	1.2 a	1.1 a	1.2 a	1.6 a	**	**	1.3 a	1.7 a
Kitchener City	++	1.1 d	0.9 a	1.5 a	1.0 a	1.6 a	1.7 b	1.1 a	0.9 a	1.4 a
Zone 4 - Waterloo City	**	**	0.9 d	1.7 b	3.2 d	++	**	**	++	**
Zone 5 - Cambridge City	**	**	2.2 b	1.5 a	2.2 a	++	4.3 d	2.3 c	2.0 b	**
Zone 6 - Two Townships	**	**	**	**	**	**	**	**	**	**
Kitchener CMA	++	++	1.1 a	1.5 a	1.6 b	0.9 a	1.9 b	1.3 a	0.8 a	1.3 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Kitchener CMA										
Pre 1960	**	4.5 d	4.5 d	3.0 c	3.4 d	3.1 d	0.0 d	**	3.6 c	3.3 c
1960 - 1974	4.5 c	2.4 c	2.3 a	2.2 a	3.5 b	2.2 a	3.5 c	1.3 a	3.1 a	2.2 a
1975 - 1989	2.0 c	0.0 c	1.0 a	0.7 a	1.5 a	1.2 a	3.5 c	3.4 c	1.5 a	1.1 a
1990+	**	**	1.8 a	0.8 a	3.0 a	0.8 a	3.7 d	2.5 c	2.7 a	0.9 a
Total	3.5 c	2.4 b	2.2 a	1.8 a	2.9 a	1.8 a	3.4 c	2.2 a	2.7 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Kitchener CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Kitchener CMA										
Pre 1960	472 b	468 a	573 a	594 a	677 a	698 a	718 b	796 a	620 a	636 a
1960 - 1974	546 a	574 a	682 a	702 a	784 a	807 a	922 a	961 a	751 a	773 a
1975 - 1989	645 b	642 a	719 a	741 a	841 a	853 a	1,038 a	1,057 a	808 a	827 a
1990+	n/s	**	833 a	873 b	1,148 b	1,128 b	**	**	1,060 b	1,063 b
Total	548 a	561 a	690 a	712 a	829 a	845 a	940 a	978 a	781 a	800 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Kitchener CMA										
3 to 5 Units	**	5.8 d	5.6 d	5.0 c	2.0 c	1.6 c	**	0.0 c	3.8 c	2.9 b
6 to 19 Units	**	1.9 c	3.0 d	3.2 d	3.5 c	2.7 c	**	**	3.3 c	2.8 b
20 to 49 Units	4.1 d	4.6 d	2.3 a	1.5 a	3.4 a	2.3 a	3.4 c	1.7 b	3.0 a	2.1 a
50 to 99 Units	**	0.0 c	1.8 a	1.4 a	2.0 a	1.5 a	2.7 c	2.9 a	1.9 a	1.5 a
100 to 199 Units	3.1 a	1.5 a	1.4 a	0.6 a	2.2 a	0.9 a	3.9 a	1.2 a	2.0 a	0.8 a
200+ Units	2.1 a	0.0 a	1.5 a	1.2 a	4.6 a	1.3 a	3.4 a	2.8 a	3.4 a	1.4 a
Total	3.5 c	2.4 b	2.2 a	1.8 a	2.9 a	1.8 a	3.4 c	2.2 a	2.7 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Kitchener CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Kitchener CMA										
3 to 5 Units	472 a	465 a	587 a	600 a	710 a	738 a	**	922 c	670 a	688 a
6 to 19 Units	487 b	492 a	623 a	632 a	735 a	739 a	798 b	854 b	687 a	695 a
20 to 49 Units	541 a	545 a	665 a	675 a	769 a	783 a	846 a	872 a	733 a	747 a
50 to 99 Units	575 a	605 a	713 a	734 a	837 a	857 a	948 a	972 a	801 a	825 a
100 to 199 Units	643 a	671 a	772 a	791 a	1,005 a	978 a	1,030 a	1,094 a	923 a	914 a
200+ Units	680 a	688 a	808 a	848 a	939 b	992 a	1,055 a	1,094 a	899 a	942 a
Total	548 a	561 a	690 a	712 a	829 a	845 a	940 a	978 a	781 a	800 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	4.1 d	3.5 c	2.7 c	3.5 d	3.8 a	2.0 a	2.4 a	1.7 a	2.1 a	0.3 a	5.1 a	2.0 a
Zone 2 - Kitchener (Central)	**	5.7 d	5.7 d	3.8 c	1.8 c	4.7 d	0.0 a	1.2 a	3.6 a	2.0 a	**	**
Zone 3 - Kitchener (West)	2.9 c	3.6 c	5.1 d	3.7 d	2.6 b	1.5 b	1.7 a	1.1 a	0.7 a	0.1 a	1.8 a	0.9 a
Kitchener City	4.5 c	4.0 b	3.9 c	3.6 c	3.2 a	2.1 a	2.1 a	1.6 a	2.1 a	0.8 a	3.9 a	1.5 a
Zone 4 - Waterloo City	**	**	**	1.3 d	1.2 a	1.9 b	0.1 a	0.6 a	1.1 a	0.6 a	**	**
Zone 5 - Cambridge City	**	**	4.5 d	2.9 c	3.6 a	2.1 a	2.9 a	2.1 b	3.6 a	1.5 a	n/u	n/u
Zone 6 - Two Townships	6.3 a	**	5.1 b	0.0 c	**	**	**	**	n/u	n/u	n/u	n/u
Kitchener CMA	3.8 c	2.9 b	3.3 c	2.8 b	3.0 a	2.1 a	1.9 a	1.5 a	2.0 a	0.8 a	3.4 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kitchener CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Kitchener CMA										
LT \$600	4.7 d	3.2 d	3.3 d	2.2 c	0.0 d	**	n/s	**	3.3 c	2.4 c
\$600 - \$699	3.0 b	0.0 b	2.3 b	2.2 b	2.5 c	2.2 c	**	**	2.4 b	2.1 a
\$700 - \$799	**	0.0 c	3.4 b	1.7 a	4.0 b	2.1 a	**	**	3.8 b	1.9 a
\$800 - \$899	n/s	**	1.9 b	1.8 b	3.5 c	1.9 a	4.8 d	3.0 d	3.3 b	1.9 a
\$900 - \$999	**	n/s	0.8 a	0.3 a	5.2 c	1.3 a	**	2.0 c	5.4 c	1.3 a
\$1000+	n/s	n/s	**	0.0 c	3.1 c	1.0 a	2.5 a	2.0 c	2.8 a	1.1 a
Total	3.5 c	2.4 b	2.2 a	1.8 a	2.9 a	1.8 a	3.4 c	2.2 a	2.7 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	n/u	n/u	**	**	2.1 a	1.6 c	6.5 c	2.4 a	4.3 b	2.4 b
Zone 2 - Kitchener (Central)	n/u	n/u	n/s	n/u	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/s	**	2.1 a	**	2.2 a	2.2 b	2.2 a	2.0 b
Kitchener City	n/u	n/u	**	5.3 a	2.1 a	1.7 c	5.3 c	2.3 a	3.8 b	2.3 b
Zone 4 - Waterloo City	**	**	**	**	1.1 a	2.2 a	2.9 c	2.1 c	1.9 c	1.9 a
Zone 5 - Cambridge City	n/u	n/u	**	**	6.3 c	3.2 c	9.8 c	2.6 c	7.4 c	3.0 c
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	0.0 a	**	**	4.3 a	0.0 a
Kitchener CMA	**	**	0.0 d	2.7 c	3.4 b	2.4 a	5.4 b	2.3 a	4.2 b	2.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	n/u	n/u	**	**	834 a	853 a	1,077 a	1,045 b	963 a	957 b
Zone 2 - Kitchener (Central)	n/u	n/u	n/s	n/u	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/s	**	933 b	941 c	1,041 a	977 a	1,019 a	896 a
Kitchener City	n/u	n/u	**	683 a	846 a	867 a	1,065 a	1,027 b	975 a	941 a
Zone 4 - Waterloo City	**	**	**	**	870 a	879 a	1,012 a	1,123 a	943 a	1,012 a
Zone 5 - Cambridge City	n/u	n/u	**	**	746 a	726 a	886 b	828 a	793 a	750 a
Zone 6 - Two Townships	n/u	n/u	**	**	618 b	705 a	**	**	662 b	712 a
Kitchener CMA	**	**	822 c	735 a	809 a	811 a	1,017 a	1,036 a	915 a	915 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008
by Zone and Bedroom Type
Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	n/u	n/u	**	**	7 c	418	16 a	667	27 b	1,125
Zone 2 - Kitchener (Central)	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	85	5 b	233	8 b	382
Kitchener City	n/u	n/u	5 a	103	8 c	504	21 a	906	35 b	1,513
Zone 4 - Waterloo City	**	**	**	**	7 a	323	11 c	518	18 a	929
Zone 5 - Cambridge City	n/u	n/u	**	**	19 c	578	5 c	193	24 c	781
Zone 6 - Two Townships	n/u	n/u	**	**	0 a	15	**	**	0 a	19
Kitchener CMA	**	**	5 c	201	34 a	1,420	37 a	1,620	77 a	3,242

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	n/u	n/u	**	**	3.9 b	5.7 c	8.6 b	4.1 b	6.3 b	5.0 b
Zone 2 - Kitchener (Central)	n/u	n/u	n/s	n/u	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	n/s	**	2.1 a	**	5.8 a	4.2 c	4.5 b	4.5 c
Kitchener City	n/u	n/u	**	11.2 a	3.6 b	5.0 c	7.7 b	4.1 b	5.8 b	4.9 b
Zone 4 - Waterloo City	**	**	**	**	2.7 a	2.8 a	4.9 d	3.7 c	3.6 c	3.0 b
Zone 5 - Cambridge City	n/u	n/u	**	**	7.5 c	4.5 c	11.2 d	3.2 d	8.7 c	4.1 c
Zone 6 - Two Townships	n/u	n/u	**	**	0.0 a	0.0 a	**	**	4.3 a	5.3 a
Kitchener CMA	**	**	0.6 b	5.8 c	4.8 b	4.2 b	7.4 b	3.9 b	5.9 b	4.2 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Kitchener (East)	n/u	n/u	**	**	**	**	**	0.9 d	**	**
Zone 2 - Kitchener (Central)	n/u	n/u	**	n/u	n/u	n/u	**	**	**	**
Zone 3 - Kitchener (West)	n/u	n/u	**	**	**	**	**	**	**	**
Kitchener City	n/u	n/u	**	4.9 a	**	**	2.5 c	++	2.2 c	0.9 d
Zone 4 - Waterloo City	**	**	**	**	++	**	0.9 a	++	0.7 a	++
Zone 5 - Cambridge City	n/u	n/u	**	**	1.7 c	1.7 b	2.9 c	2.2 c	2.5 c	1.8 c
Zone 6 - Two Townships	n/u	n/u	**	**	**	1.3 a	**	**	**	1.6 a
Kitchener CMA	**	**	**	**	2.1 c	1.5 a	1.9 b	0.9 a	1.7 b	0.9 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	3.6 d	0.9 a	2.0 a	1.8 a	3.5 b	2.2 a	4.7 b	2.4 a	3.3 a	2.1 a
Zone 2 - Kitchener (Central)	**	4.8 d	3.4 b	2.8 a	3.7 b	2.4 a	0.0 d	3.1 a	3.6 b	2.7 a
Zone 3 - Kitchener (West)	**	**	1.7 a	1.5 b	2.7 a	1.4 a	2.6 a	1.9 b	2.3 a	1.5 a
Kitchener City	3.6 c	2.2 b	2.2 a	1.9 a	3.3 a	2.0 a	3.9 b	2.3 a	3.1 a	2.0 a
Zone 4 - Waterloo City	1.0 d	**	1.1 a	1.5 a	0.6 a	0.8 a	4.0 d	2.2 c	1.1 a	1.2 a
Zone 5 - Cambridge City	**	**	3.4 c	1.8 b	4.0 b	2.5 a	6.8 c	2.1 c	4.1 b	2.3 a
Zone 6 - Two Townships	0.0 a	0.0 a	2.9 a	3.9 a	6.3 a	1.0 a	**	**	5.1 a	1.9 a
Kitchener CMA	3.5 c	2.4 b	2.2 a	1.8 a	3.0 a	1.8 a	4.5 b	2.2 a	2.9 a	1.9 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	553 b	572 b	685 a	691 a	798 a	810 a	1,018 a	994 a	784 a	792 a
Zone 2 - Kitchener (Central)	536 b	509 b	669 a	693 a	866 b	899 b	1,193 d	1,112 d	768 a	792 b
Zone 3 - Kitchener (West)	560 b	607 a	719 a	720 a	828 a	837 a	974 a	1,002 a	795 a	797 a
Kitchener City	551 a	559 a	691 a	701 a	815 a	830 a	1,009 a	1,000 a	784 a	793 a
Zone 4 - Waterloo City	551 b	598 b	699 a	753 a	866 a	907 a	1,015 a	1,122 a	826 a	884 a
Zone 5 - Cambridge City	531 a	541 a	691 a	717 a	830 a	821 a	859 a	845 a	797 a	796 a
Zone 6 - Two Townships	523 a	545 a	624 a	638 a	723 a	734 a	**	**	691 a	700 a
Kitchener CMA	548 a	562 a	692 a	712 a	827 a	843 a	982 a	1,010 a	794 a	811 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Kitchener (East)	2 a	274	50 a	2,820	139 a	6,434	31 a	1,302	223 a	10,830
Zone 2 - Kitchener (Central)	8 d	174	32 a	1,173	37 a	1,541	2 a	79	80 a	2,967
Zone 3 - Kitchener (West)	**	161	31 b	2,017	39 a	2,836	7 b	383	79 a	5,396
Kitchener City	14 b	609	113 a	6,010	215 a	10,811	40 a	1,764	382 a	19,193
Zone 4 - Waterloo City	**	87	25 a	1,690	31 a	3,788	15 c	701	74 a	6,266
Zone 5 - Cambridge City	**	68	22 b	1,262	92 a	3,683	8 c	396	124 a	5,409
Zone 6 - Two Townships	0 a	6	4 a	104	2 a	196	**	**	6 a	315
Kitchener CMA	18 b	769	164 a	9,065	340 a	18,478	64 a	2,870	586 a	31,183

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Kitchener (East)	5.1 c	4.4 b	3.8 a	4.2 a	5.7 a	4.9 a	6.5 b	5.1 b	5.3 a	4.7 a
Zone 2 - Kitchener (Central)	**	7.6 c	6.6 b	4.5 b	6.7 b	5.5 a	0.0 d	6.1 b	6.6 b	5.2 a
Zone 3 - Kitchener (West)	4.6 c	5.5 d	3.2 b	3.9 b	4.9 a	3.5 b	5.8 b	3.6 c	4.4 a	3.7 a
Kitchener City	6.1 b	5.6 b	4.2 a	4.1 a	5.6 a	4.6 a	6.0 a	4.8 a	5.2 a	4.5 a
Zone 4 - Waterloo City	**	**	3.7 c	3.6 c	2.7 a	2.7 a	5.9 d	4.0 c	3.3 b	3.2 b
Zone 5 - Cambridge City	**	**	5.0 b	4.6 b	6.1 b	4.7 a	10.3 d	3.6 d	6.2 b	4.6 a
Zone 6 - Two Townships	0.0 a	16.7 a	3.8 a	3.9 a	6.8 a	1.5 a	**	**	5.8 a	2.9 a
Kitchener CMA	5.5 b	6.0 b	4.2 a	4.1 a	5.1 a	4.2 a	6.7 b	4.5 b	5.0 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Kitchener CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Kitchener (East)	**	++	1.4 a	1.8 a	1.5 a	1.4 a	1.9 c	1.0 a	1.8 a	1.1 a
Zone 2 - Kitchener (Central)	**	**	++	1.6 c	++	1.9 c	**	**	++	1.8 b
Zone 3 - Kitchener (West)	**	0.6 b	1.2 a	1.1 a	1.2 a	1.7 a	**	**	1.4 a	1.7 b
Kitchener City	++	1.1 d	0.8 a	1.6 a	1.2 a	1.5 a	1.8 b	1.1 a	1.0 a	1.4 a
Zone 4 - Waterloo City	**	**	0.8 d	1.5 b	2.8 c	++	1.0 a	1.0 a	++	++
Zone 5 - Cambridge City	**	**	2.2 b	1.5 a	2.2 a	++	4.0 c	2.3 b	2.1 b	1.1 d
Zone 6 - Two Townships	**	**	**	**	**	**	**	**	**	**
Kitchener CMA	++	++	1.0 a	1.5 a	1.6 b	1.0 a	1.9 b	1.2 a	0.9 a	1.2 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	4.5 a	4.2 b	1.4 a	2.8 a	2.8 a	2.8 a	**	4.1 b	2.7 a	2.9 a
Zone 2 - South	2.4 c	2.1 b	0.3 a	2.0 b	0.5 a	0.9 a	1.0 a	2.4 a	0.6 a	1.5 a
Zone 3 - East	0.0 c	0.0 c	2.6 b	0.3 b	3.3 b	3.7 b	**	1.3 d	3.0 b	2.6 a
Guelph CMA	2.5 c	2.4 b	1.1 a	2.1 a	2.1 a	2.3 a	5.3 d	2.7 b	1.9 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	619 b	622 a	757 a	766 a	848 a	864 a	943 b	972 a	818 a	833 a
Zone 2 - South	590 b	616 a	750 a	784 a	878 a	901 a	1,155 a	1,162 a	825 a	849 a
Zone 3 - East	533 b	600 b	668 a	711 a	799 a	824 a	927 b	932 a	770 a	800 a
Guelph CMA	588 a	616 a	743 a	766 a	848 a	869 a	1,015 b	1,021 a	812 a	833 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	2 b	48	25 a	922	50 a	1,792	5 b	117	82 a	2,878
Zone 2 - South	3 b	135	20 b	985	12 a	1,316	3 a	106	37 a	2,542
Zone 3 - East	0 c	19	1 b	309	29 b	777	1 d	88	31 a	1,193
Guelph CMA	5 b	202	46 a	2,216	90 a	3,884	9 b	311	150 a	6,613

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	9.0 a	6.3 b	3.1 a	6.0 b	4.6 a	5.2 a	12.3 d	4.1 b	4.4 a	5.4 a
Zone 2 - South	3.2 d	5.3 b	2.3 a	3.4 b	1.6 a	2.5 a	4.0 a	2.4 a	2.1 a	3.0 a
Zone 3 - East	0.0 c	0.0 c	3.1 c	3.2 c	4.4 b	6.5 b	**	2.6 c	3.9 b	5.3 b
Guelph CMA	4.1 c	5.0 b	2.8 a	4.4 a	3.5 a	4.5 a	6.8 c	3.1 b	3.4 a	4.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - West	**	1.7 a	1.5 a	1.3 a	1.2 a	0.9 a	**	0.9 a	1.4 a	1.0 a
Zone 2 - South	**	2.1 c	1.5 a	2.2 a	1.5 a	2.1 a	++	++	1.3 a	2.3 a
Zone 3 - East	**	**	1.6 b	2.1 b	2.6 b	2.5 b	**	++	2.8 b	1.1 a
Guelph CMA	4.2 c	1.6 c	1.5 a	1.8 a	1.6 a	1.6 a	1.2 d	0.8 a	1.6 a	1.5 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Guelph CMA										
Pre 1960	**	3.5 d	1.9 b	1.0 a	1.2 a	2.4 b	3.1 a	5.7 d	1.7 a	2.2 b
1960 - 1974	0.0 c	1.3 d	1.2 a	2.5 b	1.9 a	2.8 a	**	2.7 b	1.9 a	2.7 a
1975 - 1989	5.3 a	2.7 a	0.8 a	1.8 a	2.7 a	1.4 a	**	1.7 c	2.1 a	1.6 a
1990+	n/u	n/u	**	**	3.3 d	2.7 a	**	**	1.5 a	2.2 c
Total	2.5 c	2.4 b	1.1 a	2.1 a	2.1 a	2.3 a	5.3 d	2.7 b	1.9 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.2.2 Private Apartment Average Rents (\$)
by Year of Construction and Bedroom Type
Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Guelph CMA										
Pre 1960	479 b	536 b	633 a	652 a	772 a	801 a	992 a	993 a	697 a	725 a
1960 - 1974	589 a	602 a	724 a	760 a	821 a	847 a	939 b	936 a	794 a	820 a
1975 - 1989	680 b	684 a	797 a	804 a	904 a	919 a	1,049 a	1,088 a	858 a	871 a
1990+	n/u	n/u	**	622 b	873 b	871 a	**	**	982 c	1,003 b
Total	588 a	616 a	743 a	766 a	848 a	869 a	1,015 b	1,021 a	812 a	833 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Guelph CMA										
3 to 5 Units	0.0 c	0.0 c	1.9 c	3.2 d	1.3 a	1.6 c	5.9 c	**	2.0 b	3.0 b
6 to 19 Units	1.1 d	3.1 d	2.2 b	0.6 a	3.0 a	4.2 b	**	2.1 c	2.7 a	3.2 b
20 to 49 Units	4.4 a	0.0 a	0.3 a	0.3 a	1.6 a	0.9 a	10.4 a	2.2 a	2.0 a	0.8 a
50 to 99 Units	5.5 a	5.2 a	0.3 a	1.9 a	2.3 a	2.3 a	0.0 c	1.5 a	1.5 a	2.2 a
100+ Units	**	**	2.2 a	4.3 c	1.4 a	1.4 a	**	**	1.8 a	2.4 a
Total	2.5 c	2.4 b	1.1 a	2.1 a	2.1 a	2.3 a	5.3 d	2.7 b	1.9 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Guelph CMA										
3 to 5 Units	494 c	533 b	680 b	691 a	751 a	806 a	907 b	920 a	735 a	769 a
6 to 19 Units	584 b	627 b	631 a	674 a	768 a	797 a	990 b	941 a	736 a	770 a
20 to 49 Units	508 c	558 a	698 a	734 a	817 a	837 a	1,033 c	1,102 b	796 a	811 a
50 to 99 Units	668 a	681 a	785 a	791 a	911 a	915 a	1,067 a	1,100 a	859 a	866 a
100+ Units	**	**	791 a	818 a	893 a	907 a	**	**	853 a	875 a
Total	588 a	616 a	743 a	766 a	848 a	869 a	1,015 b	1,021 a	812 a	833 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Guelph CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	3.3 c	**	2.1 a	2.4 b	3.3 a	2.3 a	2.4 a	3.3 a	3.3 a	2.5 a
Zone 2 - South	1.4 a	5.4 c	0.3 a	2.1 a	1.2 a	0.2 a	0.1 a	0.4 a	0.5 a	2.3 a
Zone 3 - East	1.4 d	0.0 b	4.0 b	4.1 b	2.2 c	**	**	**	n/u	n/u
Guelph CMA	2.0 b	3.0 b	2.7 a	3.2 b	2.0 a	0.8 a	1.5 a	2.2 a	1.8 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Guelph CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Guelph CMA										
LT \$600	**	1.3 a	0.0 c	1.1 a	**	**	n/s	n/s	0.4 b	1.1 a
\$600 - \$699	**	3.1 c	3.7 d	1.2 a	**	4.4 c	n/s	n/s	3.6 d	2.5 b
\$700 - \$799	**	11.5 c	0.7 a	1.7 b	3.0 c	3.2 c	**	**	1.7 b	2.2 a
\$800 - \$899	**	**	2.1 c	3.5 c	2.5 b	2.9 a	**	4.0 d	3.2 c	3.1 b
\$900 - \$999	n/s	**	**	2.1 c	2.9 b	1.9 a	**	**	2.8 b	2.0 a
\$1000+	n/s	**	**	**	1.2 d	1.3 a	**	1.5 c	1.3 a	1.3 a
Total	2.5 c	2.4 b	1.1 a	2.1 a	2.1 a	2.3 a	5.3 d	2.7 b	1.9 a	2.3 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	16.1 a	5.4 a	15.4 a	6.4 a
Zone 2 - South	n/u	n/u	n/u	n/u	1.9 a	2.7 a	5.2 a	2.8 a	4.0 a	2.8 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	3.3 a	3.7 a	8.8 a	3.5 a	7.1 a	3.5 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	1,022 a	1,005 a	1,014 a	999 a
Zone 2 - South	n/u	n/u	n/u	n/u	987 a	902 a	1,204 a	1,211 a	1,122 a	1,095 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	979 a	910 a	1,156 a	1,157 a	1,095 a	1,075 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	9 a	166	13 a	203
Zone 2 - South	n/u	n/u	n/u	n/u	7 a	257	12 a	425	19 a	682
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	11 a	296	21 a	607	32 a	905

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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2.1.4 Private Row (Townhouse) Availability Rates (%)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	18.0 a	7.8 a	17.1 a	8.4 a
Zone 2 - South	n/u	n/u	n/u	n/u	4.7 a	5.8 a	8.0 a	5.2 a	6.7 a	5.4 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	5.7 a	6.4 a	11.2 a	5.8 a	9.4 a	6.0 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - West	n/u	n/u	n/u	n/u	**	**	-4.1 a	1.0 a	-4.1 a	1.0 a
Zone 2 - South	n/u	n/u	n/u	n/u	0.8 a	-1.9 a	4.9 a	0.4 a	3.3 a	-3.0 a
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**	**	**	**	-0.2 a	-1.5 a	2.5 c	0.6 a	1.7 b	-2.0 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	4.5 a	4.2 b	1.4 a	2.8 a	3.0 a	2.9 a	14.5 a	4.9 b	3.7 a	3.1 a
Zone 2 - South	2.4 c	2.1 b	0.3 a	2.0 b	0.8 a	1.2 a	4.4 a	2.7 a	1.3 a	1.7 a
Zone 3 - East	0.0 c	0.0 c	2.6 b	0.3 b	3.3 b	3.7 b	5.2 d	1.1 d	3.2 b	2.6 a
Guelph CMA	2.5 c	2.4 b	1.1 a	2.1 a	2.2 a	2.4 a	7.8 a	3.2 a	2.6 a	2.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$)
by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	619 b	622 a	757 a	766 a	851 a	867 a	990 a	991 a	832 a	844 a
Zone 2 - South	590 b	616 a	750 a	784 a	897 a	901 a	1,194 a	1,202 a	891 a	903 a
Zone 3 - East	525 b	589 b	667 a	711 a	798 a	824 a	1,019 c	990 a	779 a	806 a
Guelph CMA	585 a	615 a	743 a	766 a	858 a	872 a	1,110 a	1,112 a	848 a	863 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - West	2 b	48	25 a	922	54 a	1,829	14 b	283	95 a	3,081
Zone 2 - South	3 b	135	20 b	985	19 a	1,573	15 a	531	56 a	3,224
Zone 3 - East	0 c	20	1 b	310	29 b	779	1 d	104	31 a	1,213
Guelph CMA	5 b	203	46 a	2,217	101 a	4,180	30 a	918	182 a	7,518

The following letter codes are used to indicate the reliability of the estimates:

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - West	9.0 a	6.3 b	3.1 a	6.0 b	4.8 a	5.3 a	16.2 a	6.3 a	5.4 a	5.6 a
Zone 2 - South	3.2 d	5.3 b	2.3 a	3.4 b	2.1 a	3.0 a	7.2 a	4.6 a	3.1 a	3.5 a
Zone 3 - East	0.0 c	0.0 c	3.1 c	3.2 c	4.4 b	6.5 b	5.2 d	2.2 c	4.0 b	5.2 b
Guelph CMA	4.1 c	5.0 b	2.8 a	4.4 a	3.7 a	4.7 a	9.9 a	4.9 a	4.2 a	4.6 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹
by Bedroom Type
Guelph CMA**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - West	**	1.7 a	1.5 a	1.3 a	0.9 a	0.9 a	**	0.9 a	1.0 a	1.0 a
Zone 2 - South	**	2.1 c	1.5 a	2.2 a	1.3 a	1.0 d	3.9 a	0.7 a	1.8 a	0.9 d
Zone 3 - East	**	**	1.6 b	2.1 b	2.6 b	2.5 b	**	++	2.7 b	1.0 a
Guelph CMA	4.2 c	1.6 c	1.5 a	1.8 a	1.3 a	1.2 a	1.7 b	0.7 a	1.6 a	1.0 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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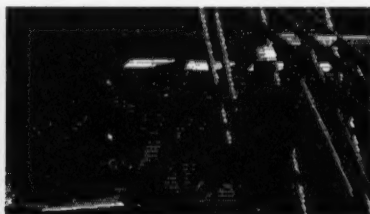
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